



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, April 17, 2024 • 5:00 PM

Mayor

Neal E. McIntyre

City Council

Ward 1 - Ryan Hanan

Ward 2 - Felicity Zoberski

Ward 3 - Stan Lau

Ward 4 - Albert Torres

Ward 5 - Fran McKay

City Manager

Benjamin Marchant

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the City Council may submit public comment through the [online public comment form](#), or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**

2. CONSENT AGENDA

(PLEASE NOTE: ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE, AND MAY BE ACTED UPON BY THE COUNCIL MEMBERS IN ONE MOTION, AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE COUNCIL MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED, AND ACTED UPON SEPARATELY DURING THIS MEETING.)

- 2.1. (Possible Action) Approval of Voucher Report**
- 2.2. (Possible Action) Approval of Minutes**
- 2.3. (Possible Approval) Approval of Business Licenses**
- 2.4. Possible Action to Approve the Will-Serve Request from Silver Square Plaza for 0.71 ERC's for Water and 2.90 ERC's for Sewer for Lyon County Parcel 021-102-15 located at 840 E. Main St. Fernley, NV**
- 2.5. Action to Approve the Will-Serve Request from Silver Square Plaza for 0.16 ERC's for Water (Irrigation Only) for Lyon County Parcel 021-102-14&15 located at 810 & 840 E. Main St. Fernley, NV 89408.**
- 2.6. Possible Action to Approve the Will-Serve Request from Squeeze In for 0.36 ERC's for Water for Lyon County Parcel 020-334-04 located at 1420 US-95A, Suite#1 Fernley, NV 89408**
- 2.7. Possible action to award a contract to Civic Plus for the implementation of community development software for \$55,000 for the initial term including FY 2024-2025 and \$32,025 for year two.**
- 2.8. Possible Action to Approve the Will-Serve Request from Sure Clean Car Wash for 1.88 ERC's for Water and 5.27 ERC's for Sewer for Lyon County Parcel 021-232-68 located at 1530 E. Newlands Drive Fernley, NV 89408**
- 2.9. (Possible Action) to Approve the Acceptance of Infrastructure Related to the Dolan Auto Car Sales Lot Expansion Project**
- 2.10. (For Possible Action) Approval to accept the public improvements including roadway, water, storm drain and sewer infrastructure for the Victory Logistics D-2 project.**
- 2.11. Discussion and possible action to approve a contract with UNVC for Building Envelope Commissioning during the construction of Phase I of the Community Resource and Response Center in an amount not to exceed \$30,900.**
- 2.12. Possible action to approve amendment number one to the contract for Cummings Management Group Inc. for owner's representative services during construction of phase one of the community response and resource center project.**
- 2.13. (Possible Action) to approve the liquor license for CJMFOODS, Inc dba Grocery Outlet of Fernley.**

3. REPORTS - THIS ITEM IS FOR VARIOUS PUBLIC ENTITY REPRESENTATIVES TO PROVIDE GENERAL INFORMATION TO THE COUNCIL AND PUBLIC. NO ACTION WILL BE TAKEN.

- 3.1. Reports by City Staff, City Council, and the Mayor, including but not limited to monthly statistical reports by city departments.**

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

- 5.1. Presentation by the Healty Community Coalition regarding the possible use of the City's Opioid Settlement Funds by the Health Community Coalition for Opioid Use Prevention to Fernley area schools.
- 5.2. Presentation by Lyon County Human Services on the County's use of Opioid Settlement funds.
- 5.3. Presentation by North Lyon Fire Protection District on the District's use of Opioid Settlement funds.
- 5.4. Discussion and possible action to approve the lease agreement with artist Chad Rice in the amount not to exceed \$2,000.00 for the installation and lease of Turn Turn Turn art sculpture at the Main Street Art Park.

6. ORDINANCES

- 6.1. (For Possible Action) Introduction and First Reading of Bill #348, an Ordinance to amend Title 2, Chapter 9, Article 1 (Planning Commission) of the City of Fernley Development Code authorizing the Planning Commission to act as the Capital Improvements Advisory Committee pursuant to NRS 278B.150, and other matters related thereto.

7. STAFF REPORTS

- 7.1. For Possible Action: To Correct the Quitclaim Deed re: APN #021-103-18 - The Depot Property - that inadvertently transmitted APN 21-103-50 - The Sheriff Substation and Justice Complex - to the Town of Fernley along with the Depot Property
- 7.2. Discussion and possible action to ratify change order number one through four for the Villa Park Water and Sewer Replacement and street reconstruction project.
- 7.3. Discussion and possible action to approve a lease for groundwater in the Brady Hot Springs basin with NVEnergy and other matters properly related thereto.

8. RESOLUTIONS

- 8.1. Discussion and possible action to adopt joint Resolution 24-007 accepting the 2022 City of Fernley Water System Plan Update
- 8.2. (For Possible Action) Consideration, discussion, and possible action to approve Resolution #24-009 to: 1) change the fees for Planning applications from flat fees to deposits; 2) include a technology fee to cover the cost of project tracking software; 3) increase noticing fees to cover rising costs; and 4) increase seven (7) of the base fees to be more in alignment with other jurisdictions; and other matters related thereto.
- 8.3. Discussion and possible action for approval of Resolution #24-001 in opposition to the United States Postal Service's proposed changes to the Processing and Distribution Center in Reno, Nevada.

9. PUBLIC HEARINGS

- 9.1. (For Possible Action) Discussion and possible action regarding Bill #346 and the related annexation application (ANX24001) submitted by Summit Engineering on behalf of Lansing Companies regarding a request to annex into the City of Fernley a ±177.7-acre parcel generally located west of Duffy Drive, east of Truck Inn Way, and northwest of Nevada Pacific Parkway at Interstate 80 (APN: 021-581-08).

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

11. PUBLIC FORUM

12. ADJOURNMENT

Next Meeting: May 1st @ 5pm